



**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, DECEMBER 3, 2018  
CITY COUNCIL CONFERENCE ROOM 290, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**I. Call to Order**

Joshua Lindsay (Position 1)	VACANT (Position 2)	Paul Clark (Position 3)
Brian Black (Position 4)	Donald Mayes (Position 5)	Michael Unell (Position 6)
Michael Ward (Position 7)	Jeffery Postell (Position 8)	Jared Sloane (Position 9)

**II. Review of previous month's minutes**

- a. Discussion or questions pertaining to the October 22, 2018 meeting
- b. Changes submitted by Commissioners

**III. Nomination and Election of Chairman and Vice-Chairman**

**IV. Review and Approve the 2019 Building Standards Commission Meeting Dates**

**V. Discussions or questions concerning cases on current agenda of the Building Standards Commission**

- a. Any questions by Commissioners to clarify issues with cases

**VI. Request for future agenda items**

- a. Any requests by Commissioners

**VII. Adjournment**

**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE MEETING AT 9:30 A.M., ON MONDAY, DECEMBER 3, 2018  
COUNCIL CHAMBER, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**I. CALL TO ORDER**

Joshua Lindsay (Position 1)	VACANT (Position 2)	Paul Clark (Position 3)
Brian Black (Position 4)	Donald Mayes (Position 5)	Michael Unell (Position 6)
Michael Ward (Position 7)	Jeffery Postell (Position 8)	Jared Sloane (Position 9)

**II. PLEDGE OF ALLEGIANCE**

**III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM OCTOBER 22, 2018**

**IV. PRESENTATION OF THE EVIDENTIARY PACKET FOR CASES ON THE CURRENT AGENDA**

**V. SWEAR IN THE INTERPRETER (IF APPLICABLE)**

**VI. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY**

**VII. CASES TO WITHDRAW OR REMAND FROM TODAY'S AGENDA**

**VIII. THE COMMISSION WILL BREAK FOR A WORK SESSION AT APPROXIMATELY 12:00 P.M.**

**IX. RECONSIDERATION CASE-RESIDENTIAL**

- a. **HS-18-228 (CD 9)** 601 Page Street (Primary Structure and Accessory Structure) aka Lot 4, Block 3, of HEMPHILL HEIGHTS ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 106, page 109, Deed Records, Tarrant County, Texas. Owner(s): Jesus Renteria Estate and Possible Heirs. Lienholder(s): None.

#### **X. NEW CASES-RESIDENTIAL**

- a. **HS-19-01 (CD 8)** 845 East Harvey Avenue (Accessory Structure Only) aka Lot 373, Block 14, DEER PARK ADDITION to the City of Fort Worth, Tarrant County, Texas. Owner(s): Betty D. Owens Estate and Possible Heirs. Lienholder(s): None.
- b. **HS-19-04 (CD 8)** 1332 East Myrtle Street (Primary Structure) aka Being Lot THREE (3) and the West 1 feet of Lot TWO (2) in Block THIRTY FIVE (35) of LAKEVIEW ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Deed Records, Tarrant County, Texas. Owner(s): Roy Lee Baker Estate and Possible Heirs as Heir to Myrtle Lucille Baker Estate. Lienholder(s): None.
- c. **HS-19-19 (CD 3)** 5604 Kilpatrick Avenue (Primary Structure) aka Lots, tracts or parcels of land being numbers 37 and 38, block number 64, ARLINGTON HEIGHTS SECOND FILING ADDITION, to the City of Fort Worth, Texas and being the same property conveyed to Mrs. N.A. Taliaferro by T P Faulk and wife by deed dated and recorded in Deed Records, Tarrant County, Texas. Owner(s): Louis Taylor Estate and Possible Heirs. Lienholder(s): None.
- d. **HS-19-20 (CD 8)** 1034 East Allen Avenue (Accessory Structure Only) aka BEING LOT 1172 IN BLOCK 42 OF HYDE PARK ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63, PAGE 9 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner(s): Thomas J. Davis Estate and Possible Heirs. Lienholder(s): None.
- e. **HS-19-22 (CD 5)** 417 Gross Street (Primary Structure) aka The South ½ of Lots 13 and 14, Block 16, Page Company's Eastside Addition, Second Filing, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 309, page 3, Plat Records of Tarrant County, Texas. Owner(s): Patricia Bowen Featherngill LLC., R.W. Bowen LLC., Pamela B. Anderson LLC., and Bowen Trail LLC. Lienholder(s): None.
- f. **HS-19-23 (CD 5)** 3030 Handley Drive (Accessory Structure Only) aka Lot C, Block 1, of HYDE JENNINGS SUBDIVISION, a Subdivision of Fort Worth, Tarrant County, Texas, according to the map or plat of Lots B, C, D, and Revision of Lot A-3, Block 1, HYDE JENNINGS SUBDIVISION, to Fort Worth, Tarrant County, Texas, according to the map or plat recorded in Volume-388-4, Page 233, Plat Records, Tarrant County, Texas. Owner: Dobie Capital, LLC. Lienholder(s): None.

#### **XI. CONTINUED NEW CASE-COMMERCIAL**

- a. **HS-18-205 (CD 9)** 2904 Stanley Avenue (Primary Structure) aka LOT 23, BLOCK 11, PROSPECT HEIGHTS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 59, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Dawn Poitevent aka Dawn Poitevent aka Dawn Michelle Poitevent. Lienholder(s): Department of the Treasury- Internal Revenue Service and Brant C. Martin and John Martin c/o Wick Phillips.

#### **XII. NEW CASE HISTORIC-RESIDENTIAL**

- a. **HS-19-25 (CD 8)** 1646 East Leuda Street (Primary Structure) aka Lot 12, Block 12, GLENWOOD ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat filed in Book 63, Page 77, Deed Records of Tarrant County, Texas. Owner(s): Lola Peoples Estate and Possible Heirs, and David Peoples. Lienholder: Citibank (South Dakota) N.A.

#### **XIII. NEW CASE-MULTI-FAMILY**

- a. **HS-19-26 (CD 3)** 2800 Las Vegas Trail (9 Buildings) aka Mira Monte Apartments aka Being Lot 1, Block 70 of Western Hills Addition, Section Seven, an addition to the City of Fort Worth, Tarrant County, Texas, according

to the Plat thereof recorded in Volume 388-50, Page 15, Plat Records, Tarrant County, Texas. Owner: Mira Monte Apartments LLC. Lienholder(s): James Cagle, David Paul Healy Management Trust, Tax Ease Funding, LLC., and USA Carpet Cleaning and Dyeing Specialists c/o Attorney-Timothy G. Pletta.

#### **XIV. ADMINISTRATIVE CIVIL PENALTY CASES-RESIDENTIAL**

- a. **ACP-19-27 (CD 8)** 4612 Shackleford Street (TAD # 03173577) aka Lot U, Block 15, TRENTMAN REVISION of Block 7, 9, 10, 15, and 16 of COBB'S ORCHARD ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-C, Page 66, Plat Records, Tarrant County, Texas (per TAD 14.29 Undivided Interest). Owner: Elcy Thompson aka Elsie F. Thompson aka Elsie Fay Thompson. Lienholder(s): None.
- b. **ACP-19-28 (CD 8)** 4612 Shackleford Street (TAD # 42113880) aka Lot U, Block 15, TRENTMAN REVISION of Block 7, 9, 10, 15, and 16 of COBB'S ORCHARD ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-C, Page 66, Plat Records, Tarrant County, Texas (per TAD 85.71 Undivided Interest). Owner(s): W.J. Rittenbury aka W. Rittenbury, Lanell Drake aka La Nell Drake, Earl S. Rittenbury aka Earl Sander Rittenbury, Martha McGregor, Virginia Elliot, and James Clinton. Lienholder(s): None.
- c. **ACP-19-30 (CD 5)** 3109 Proctor Street aka LOT N, BLOCK 16, HYDE JENNINGS SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388-M PAGE 315, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: Federal National Mortgage Association. Lienholder(s): None.
- d. **ACP-19-31 (CD 4)** 4412 Kings Circle North aka Lot 9, Block 4, KINGS OAKS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-14, Page 48, Plat Records of Tarrant County, Texas. Owner: John Conley aka John A. Conley aka John Allen Conley aka John Alan Conley aka John Allan Conley. Lienholder(s): None.
- e. **ACP-19-32 (CD 9)** 1013 NE 16<sup>th</sup> Street aka The west forty six feet of Lot No. Eleven and all of Lot Twelve, in Block Three, Riverside Gardens addition to the City of Ft. Worth, Tarrant County, Texas. Owner(s): Freddie Lee Cooks Sr. Estate and Possible Heirs. Lienholder(s): None.
- f. **ACP-19-33 (CD 2)** 2317 Loving Avenue aka Lot 4, Block 23, ROSEN HEIGHTS, FIRST FILING, an addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 165, Page 56, Plat Records, Tarrant County, Texas. Owner: Jose Hernandez aka Jose M. Hernandez aka Jose Manuel Hernandez. Lienholder(s): None.

#### **XV. AMENDMENT CASES-RESIDENTIAL**

- a. **HS-18-114 (CD 5)** 2205 Thrall Court (Primary Structure) aka Lots 4, 5, and 6, Block 8B, of Avalon Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-O, Page 387, Plat Records, Tarrant County, Texas. Owner: Antonio Ramirez. Lienholder(s): None.
- b. **HS-18-216 (CD 5)** 1841 Rand Street (Primary Structure and 2 Accessory Structures) aka Lot 14-A, of a revision of lots 14 and 15, Block 4, of Akers & Paxton Addition, to the City of Fort Worth, Tarrant County, Texas, according to revised plat thereof recorded in Volume 388-O, Page 297, of the Plat Records of Tarrant County, Texas. Owner: Bernardo Rivera aka Bernardo J. Rivera aka Bernardo Jose Rivera. Lienholder(s): None.

#### **XVI. AMENDMENT CASE-ADMINISTRATIVE CIVIL PENALTY-RESIDENTIAL**

- a. **ACP-18-211 (CD 8)** 5204 Nolan Street aka Lot 12, Block 3, Berry Castle Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, According to Plat Recorded in Volume 388-X, Page 87, Plat Records, Tarrant County, Texas. Owner(s): John D. Moore Estate, Rita F. Moore Estate, and Possible Heirs. Lienholder(s): None.

## **XVII. AMENDMENT CASE-ADMINISTRATIVE CIVIL PENALTY-COMMERCIAL**

- a. **ACP-18-188 (CD 5)** 3300 Fite Street aka A tract of land situated in the KITTY HOUSE SURVEY, Abstract No. 678, Tarrant County, Texas, CONTAINING approximately 1 acre of land as set forth by metes and bounds, Fort Worth, Texas. Owner: Emanuel Milledge aka Emmanuel Milledge. Lienholder(s): Department of the Treasury-Internal Revenue Service, The Quikcrete Companies, Inc. c/o Guest and Associates, PC., Texas Workforce Commission, S & H Equipment Services, LP. c/o Craig J. Luffy, and Hi-Standards Equipment & Supply Company dba Builders Equipment & Supply Company c/o Matthew T. Taplett of Pope, Hardwicke, Christie, Schell, Kelly & Taplett, LLP.

## **XVIII. CIVIL PENALTY CASES-RESIDENTIAL**

- a. **HS-17-209 (CD 9)** 715 West Drew Street (Primary Structure and Accessory Structure) aka Lot 3, Block 41, SOUTH FORT WORTH, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 204, Page 15, Plat Records, Tarrant County, Texas. Owner(s): Jesse Villigran and Delores S. Villigran. Lienholder(s): None.
- b. **HS-18-138 (CD 5)** 4604 Fitzhugh Avenue (Primary Structure) aka Lot Number Nine (9), in Block Number Three (3) of Edgewood Terrace, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Revised Plat recorded in Book 388-V, Page 118, Deed Records of Tarrant County, Texas. Owner: Glen's Real Estate Investments, LLC. aka Glenn's Real Estate Investments, LLC. c/o Registered Agent-Glenn Miller. Lienholder(s): None.

## **XIX. CIVIL PENALTY CASE-MULTI-FAMILY**

- a. **HS-18-149 (CD 2)** 904 Isbell Road (Primary Structure) aka Being a portion of Lots 1, and 2, Block 15, Brookside Annex, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof, recorded in Volume 388-A, Page 93, Plat Records, Tarrant County, Texas. Owner: Baluch Holdings, LLC. Lienholder(s): HomeBank Texas and Texas Republic Bank.

## **XX. EXECUTIVE SESSION**

The Building Standards Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of the Texas Government Code, which are related to any case appearing on this agenda.

## **XXI. ADJOURNMENT**

Fort Worth City Hall and the City Council Chamber are wheelchair accessible as well as hearing impaired assistive. Access to the building and special parking are available at the south end of the building off of Texas Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for person who are deaf or hearing impaired, readers, or large print are requested to contact the Code Compliance Department at 817-392-6567, FAX 817-392-2249 or call the Executive Secretary (817) 392-6391 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

Es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-6567 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, November 16, 2018 at 6:30 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

City Secretary for the City of Fort Worth, Texas